

EXHIBIT 1

Calvert County Circuit Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$4,125.00

REC TAX COUNTY \$8,250.00
TOTAL \$12,435.00
KPS RMW
Jul 02, 2024 03:37 pm

Return to after recording:
ATG Title, Inc.
11320 Random Hills Road, Suite 120
Fairfax, VA 22030
File# 1-24-38686
Grantee Address: 2020 Beaver Road, Landover, MD 20785
Tax id# 02-071223
Consideration \$825,000.00
Property Address: 1071 Westfield Drive, Prince Frederick, MD 20678

DEED

THIS DEED made on 26 June, 2024 by and between

William Reid Houck and Vanessa Sandra Houck,
parties of the first part, and
BPC Realty Management, LLC,
party of the second part:

WITNESSETH that in consideration of \$825,000.00,
the parties of the first part do hereby grant unto the party of the second part, in fee simple, all of
that land, together with the improvements, rights, privileges and appurtenances to the same
belonging, situate in the Calvert County, State of Maryland, and described as follows, to wit:

Being Known and Designated as Lot Numbered Nine-R (9R), in a subdivision known as
"Westfield Station" as per Revised Plat One thereof recorded among the plat records of
Calvert County at Book 759, Page 003.

AND

That area designated "open space," as shown on "Plat TWO WESTFIELD STATION", as
recorded among the plat records of Calvert County in Liber ABE 3 folio 151, containing
12.79 acres more or less.

The improvements thereon being known as 1071 Westfield Drive, Prince Frederick, MD
20678.

Being the same property as conveyed by Deed recorded among the said Land Records in
Liber 5942 at folio 117.

Parcel ID#: 02-071223 and 02-071290
Title Insurer: DOMA Title

Together with the buildings and improvements thereon erected, made or being; and all
and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto
belonging, or in anywise appertaining.

To have and to hold the said tract of ground and premises above described and
mentioned, and hereby intended to be conveyed, together with the rights, privileges,
appurtenances and advantages thereto belonging or appertaining unto and to the proper use and
benefit of the said party of the second part, its successors and assigns.

And the said parties of the first part covenant that they will warrant specially the property
hereby conveyed and that they will execute such further assurances of said land as may be
requisite.

WITNESS the hands and seals of the parties of the first part the day and year hereinbefore written.

William Reid Houck
_____(SEAL)
William Reid Houck
Vanessa Sandra Houck
_____(SEAL)
Vanessa Sandra Houck

STATE OF Florida)
)SS:
COUNTY OF Pinellas)

I HEREBY CERTIFY, that on this 26th June, 2024, before me, a Notary Public of said State in and for the said county, personally appeared in my jurisdiction,
William Reid Houck and Vanessa Sandra Houck,
who is/are well known to me as the person(s) who executed the foregoing document, and who acknowledged the same to be his/her/their act and deed.
WITNESS my hand and Notarial Seal.

My Commission expires: 04/06/2028

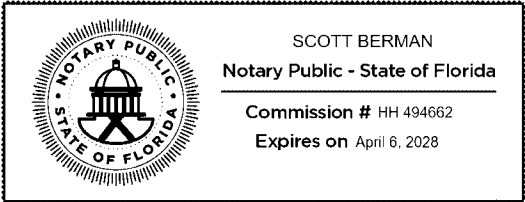
Scott Berman

I CERTIFY that the within instrument was prepared by or under the supervision of Michael E Gross, an attorney admitted to practice before the Court of Appeals of Maryland.

Michael E Gross

Michael E. Gross

RETURN TO:
ATG Title, Inc.
11320 Random Hills Road #120
Fairfax, Virginia 22030



Notarized remotely online using communication technology via Proof.

This is to Certify that the Taxes on Property
Description within have been paid
KH 07/02/2024
Calvert County Treasurer

CALVERT COUNTY GOVERNMENT
WATER & SEWER DUE PAID
BY: KH DATE: 07/02/2024

MARYLAND
FORM
WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2024

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor’s principal residence.

1. Transferor Information

Name of Transferor William Reid Houck

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1071 Westfield Drive, Prince Frederick, MD 20678

3. Reasons for Exemption

- Resident Status


☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor’s behalf.
- Principal Residence

☒ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors




Witness

William Reid Houck

06/26/2024

Name**Date



Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

CALVERT COUNTY CIRCUIT COURT (Land Records) KPS 6589, p. 0256, MSA_CE4_6712. Date available 07/08/2024. Printed 08/08/2024.

MARYLAND
FORM
WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2024

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in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Vanessa Sandra Houck

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1071 Westfield Drive, Prince Frederick, MD 20678

3. Reasons for Exemption


- Resident Status

☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.
- ☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
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Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors



Witness

Vanessa Sandra Houck

Name

06/26/2024

**Date

Vanessa Sandra Houck

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

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01/22

CALVERT COUNTY CIRCUIT COURT (Land Records) KPS 6589, p. 0258, MSA_CE4_6712, Date available 07/08/2024, Printed 08/08/2024.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Calvert
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only – All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> _____	<input type="checkbox"/> _____
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1/]	<input type="checkbox"/> Unimproved Sale Arms-Length [2/]	<input type="checkbox"/> Multiple Accounts Arms-Length [3/]	<input type="checkbox"/> Not an Arms-Length Sale [9/]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 825,000.00		
		Any New Mortgage	\$	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	X () % =	\$
		Other:	\$	Less Exemption Amount	= \$
		Other:	\$	Total Transfer Tax	= \$
		Full Cash Value:	\$	Recordation Tax Consideration	\$
				X () per \$500 =	\$
		TOTAL DUE		\$	

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$ 60	\$	
		Surcharge	\$	\$	Tax Bill:
		State Recordation Tax	\$ 8,250.00	\$	
		State Transfer Tax	\$ 4,125.00	\$	C.B. Credit:
		County Transfer Tax	\$	\$	
		Other	\$	\$	Ag. Tax/Other:
		Other	\$	\$	

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map		Parcel No.	Var. LOG	
		02	071223	5942 , 117				<input type="checkbox"/> (5)	
		Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
					9r				
		Location/Address of Property Being Conveyed (2)							
		1071 Westfield Drive, Prince Frederick, MD 20678							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> Or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: \$ _____							
		Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:							
		If Partial Conveyance, List Improvements							

7	Transferred From	Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	
		William Reid Houck and Vanessa Sandra Houck			
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)		Doc. 2 Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 – Grantee(s) Name(s)		Doc. 2 – Grantee(s) Name(s)	
		BPC Realty Management, LLC			
		New Owner's (Grantee) Mailing Address			
2020 Beaver Road, Landover, MD 20785					

9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)		Doc. 2 – Additional Names to be Indexed (Optional)	

10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person
		Name: Dania Yunker				<input type="checkbox"/> Hold for Pickup
		Firm ATG Title, Inc				
		Address: 11320 Random Hills Road, Suite 120				
		Fairfax, VA 22030 Phone: (703) 934-2100				<input type="checkbox"/> Return Address Provided

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the transfer include personal property? If yes, identify: _____		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).		

Assessment use only – Do Not Write Below This Line									
Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
Year	20	20	Geo.	Map	Sub	Block			
Land			Zoning	Grid	Plat	Lot			
Buildings			Use	Parcel	Section	Occ. Cd.			
Total			Town Cd.	Ex. St.	Ex. Cd.				

REMARKS:							

Space Reserved for County Validation